

TOWN OF WATERBORO
PLANNING BOARD
WATERBORO, MAINE

REGULAR MEETING WATERBORO PLANNING BOARD JUNE 8, 1994

Meeting was called to order by Chairman, John Roberts at 7:46 p.m.

- I **ROLL CALL:** Present were Judi Carll, Roland Denby, Dwayne Woodsome, and John Roberts, Chairman.
- II **MINUTES OF PREVIOUS MEETINGS:** May 26, '1994
- III **COMMUNICATION AND BILLS:**
- IV **REPORT OF OFFICERS:**
- V **APPOINTMENTS:**

7:15 P.M. Michael Libby Map 36 Lots 31 AR Zone

Mr. & Mrs Libby were present and are requesting permission to remove two cottages from three lots in on Hanscom Ridge Extension on Lake Ossipee and replace them with one year round home. A DEP permit would not be required if a 25 ft. buffer strip plus the required slope could be maintained. The construction project would be approximately 50 ft. from the normal high water mark of the lake. The Board members calculated the square footage in the existing cottages as 1488 square feet. State Shoreland Zoning 30% rule would allow 1,934 square foot structure. The proposed new building would be 2,376 square feet. The Libby's were informed that the Planning Board did not have the authority to grant over 30% expansion. If they chose to continue they would have to request a variance through the Zoning Board of Appeals and in turn the application for the variance would be forwarded to the State or they would need to present a new structure that would not exceed the 2,376 square feet. The dimensions might be different if measurements were not accurate however Mr. Libby felt that his calculations were fairly accurate and would not make up the difference of 440 sq. ft. which was the amount the new structure exceeded the 30 % expansion rule.

This project has been a dream for the Libby's and they would like to try for the variance.

Dwayne Woodsome moved and Judi Carll seconded a motion to deny the request as presented of Michael and Mary Libby, Map 36 Lot 31 under the Mandatory Shoreland Zoning Act due to exceeding 30% expansion by over 400 square foot. Vote was 3-0-0 in favor.

A Zoning Board of Appeals application was given to the Libby's and the process explained by clerk.

VII OLD BUSINESS:

Old Mill Grove Subdivision

Dwayne G. Morin had spoken with Bill Speed and made the following suggestions:

1. Adding or changing Note 13 so that the driveway on Lot #1 is specified to the location depicted on the plan,
2. Does the Board wish to have a greenbelt?
3. The Road Review Committee has not submitted its recommendation and as of the Public Hearing the Planning Board is requesting review of the possible erosion into the ditches on Thyngs Mill Road and ask for suggestions for the next Board meeting,
4. Intermittent Stream (drain way) on the plan should be amended to e consistent with Paul Lawrenc's report: add Intermittent Drain way to Legend.
5. Darken culverts under Thyngs Mill Road and add the size.

Bill Speed noted he has measured the culverts and find them to be 12 inch diameter.

The Planning Board felt they should wait for the recommendations from the Road Review Committee before rendering a decision on the greenbelt.

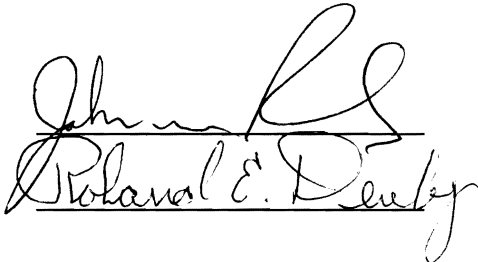
Minutes of Previous Meeting:

Roland Denby moved and Judi Carll seconded a motion to approve minutes of May 26, 1994. Vote was 3-0-0 in favor.

VIII ADJOURNMENT:

Meeting was adjourned at 8:38 p.m.

Respectfully submitted,
Dwayne Woodsome
Secretary/Treasurer


Roland E. Denby

